

PB# 84-48

**Mini-Warehouse
(Tersillo)**

65-2-29

Mini Warehouse site 84-48 -
Carol Sue Tersillo - applicant

approved 2/13/85 ch-
 1 del with Town Clerk 2/14/85
 ph-

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, N. Y. 12550

6022

Received of

Mini Storage (Carol Sue Terwiller) Oct. 9 19 84
Twenty Five and 00/100 \$ 25.00

DOLLARS

For

Site Plan Fee 84-48

DISTRIBUTION

FUND	CODE	AMOUNT
<u>\$25.00 check</u>		

By

Pauline B. Townsend
Town Clerk

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, N. Y. 12550

6248

Received of

Mini Warehouse (Terwiller) February 14 19 85
One Hundred and 00/100 \$ 100.00

DOLLARS

For

Site Plan Fee - 8448

DISTRIBUTION

FUND	CODE	AMOUNT
<u>check # 6254</u>		<u>100.00</u>

By

Pauline B. Townsend
Town Clerk

Title

appeared Jan 23, 1985

appeared Feb 13 - approved

fee paid \$100.00
replevin fee -

Carol Sue Tersillo - applicant

1
Memo FROM: P.V. CUOMO, P.E. TOWN ENGINEER
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

(PLANNING BOARD)
()

DATE: FEB 13, 1985

SUBJECT: TERSILLO MINI-WAREHOUSE

---FOLD HERE---

I HAVE VISITED THE ABOVE SUBJECT
SITE AND REVIEWED THE SITE PLAN
ESPECIALLY IN REGARDS TO DRAINAGE.
THE STREAM FROM ROUTE 32 APPEARS
TO AFFORD A PRACTICAL WAY TO DISPOSE
OF ^{ON} SITE STORM WATER. I WOULD
THERE RECOMMEND TO THE PLANNING
BOARD APPROVAL OF THIS SITE.

by _____

Memo FROM: Patrick T. Kennedy, L. S. Bldg./Zoning Inspector
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Mr. Henry Reynolds, Chairman
Planning Board

DATE: October 10, 1984

SUBJECT: Teisillo Mini Warehouse Site Plan

— FOLD HERE —

Please note that this proposed use is not in conformance with the existing Zoning and must be denied and sent to the ZBA.

PTK/mfb

by  Bldg./Zoning Inspector

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

is a two-sided form)

84-48

Date Received 10/9/84
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$ 25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project " Mini-Warehouse" Site
2. Name of applicant Carol Sue Tersillo Phone (914) 778-7522
Address 70 Oak Street Walden N.Y. 12586
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Harold J. Adams Phone _____
Address Vails Gate N.Y. 12584
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Elias D. Grevas, L.S. Phone (914) 562-8667
Address 33 Quassaick Ave. New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the east side of Windsor Highway (rte 32)
(Street)
2,000 ± feet north of
(direction)
of Route 94, Vails Gate
(Street)
7. Acreage of parcel 4 ±
8. Zoning district R-5
9. Tax map designation: Section 65 Block 2 Lot(s) 29
10. This application is for the use and construction of "Mini-Warehousing" space
for personal belongings, for rental
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? no If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holding of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

9th day of October, 1984. Carol Sue Tersillo
Applicant's Signature

Ruth J. Eaton
Notary Public, State of New York Public
Qualified in Orange County
Commission Expires March 30, 1984
Reg. No. 4673512

Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

Harold J. Adams being duly sworn, deposes and says that he resides
Vails Gate in the

(Owner's Address)
county of Orange and State of New York

and that he is (the owner in fee) of Section 45, Block 2, Lot 29 of the
(Official Title)

~~Corporation which is the owner in fee~~ of the premises described in the foregoing application
and that he has authorized Carol Sue Tersillo to make the foregoing application for special use approval as described herein.

Sworn before me this.

9th day of October, 1984. Harold J. Adams
(Owner's Signature)

Ruth J. Eaton
Notary Public

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1984
Reg. No. 4673512

P.B. received 8/84

70 Oak Street
Walden, New York 12586
August 20, 1984

Mr. Patrick T. Kennedy, L.S.
Building/Zoning Inspector
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Dear Mr. Kennedy:

Upon your recommendation, the following information is submitted for your consideration regarding our plan for the development of the land situated off Route 32 (behind Rosenbaum) described as parcel 65-2-29 on the Orange County Tax Map.

At the time of purchase, I contacted Mr. Capicchioni to discuss the most economical and practical uses for the property. After 6 months of research, it was determined that even though New Windsor desperately needs additional apartment rentals, opposition from various interests groups would make any attempts at these projects fruitless.

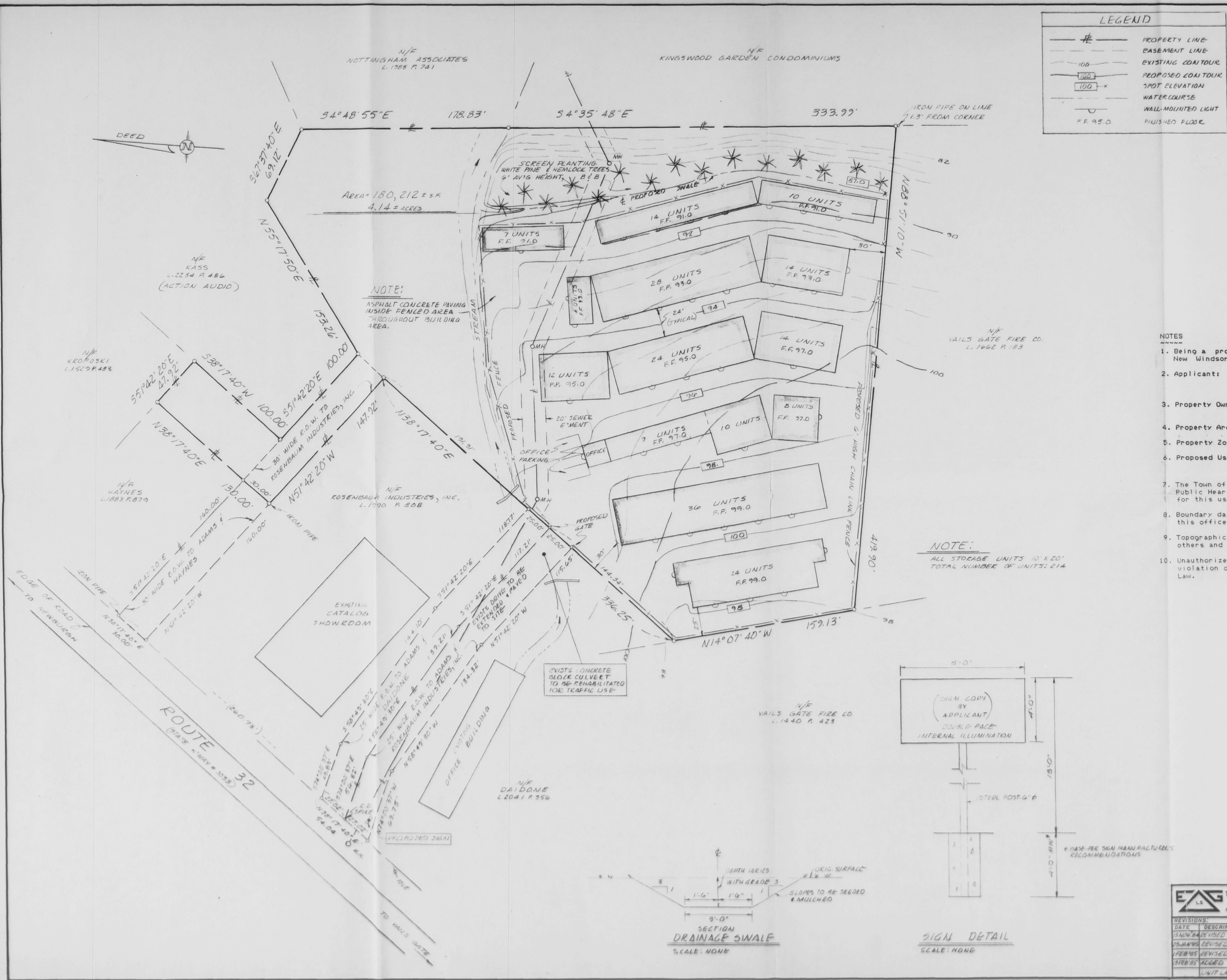
Therefore, my wife and I have determined that the most amicable solution for the development of this land would be the construction of Mini-Warehouses. Under this plan, no water or sewer services would be provided by the Town of New Windsor, no blasting would have to be commenced to remove the rock presently on the property, traffic interference would be minimal since only a few tenants would visit their individual storage spaces at any one time, and the land will produce tax revenue for the Town.

It has been brought to my attention that the zoning will be changed from the present R-3 (apartments) to PO (Professional Offices), and a public hearing is set for August 29th. I call your attention to the fact that there is already over 86,000 square feet of professional office space vacant in New Windsor (figure supplied by Mr. Capicchioni). I respectfully request that you recommend to your superiors that Mini-Warehousing be permitted on this land.

Thanking you in advance for your attention in this matter, I remain, ...

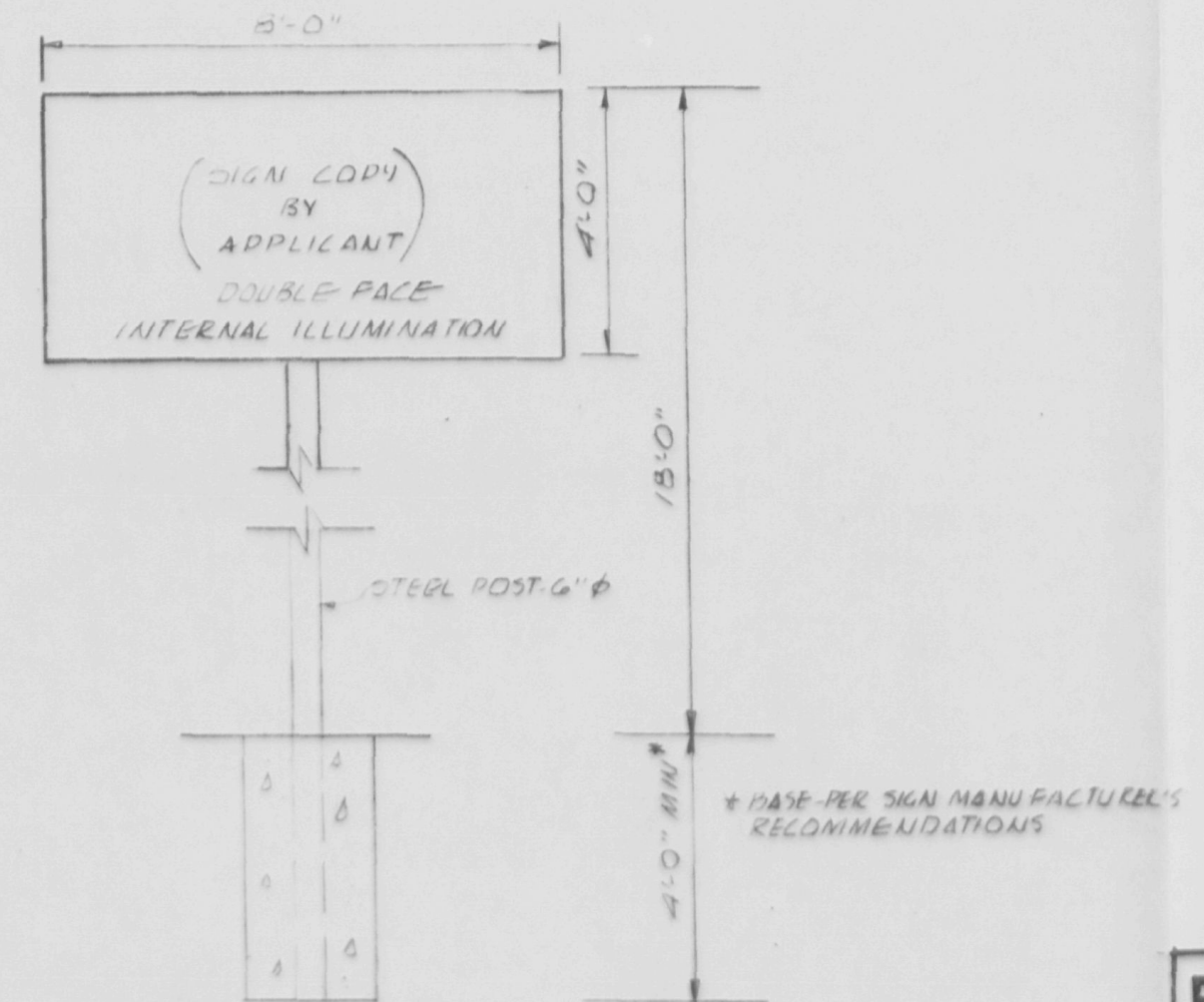
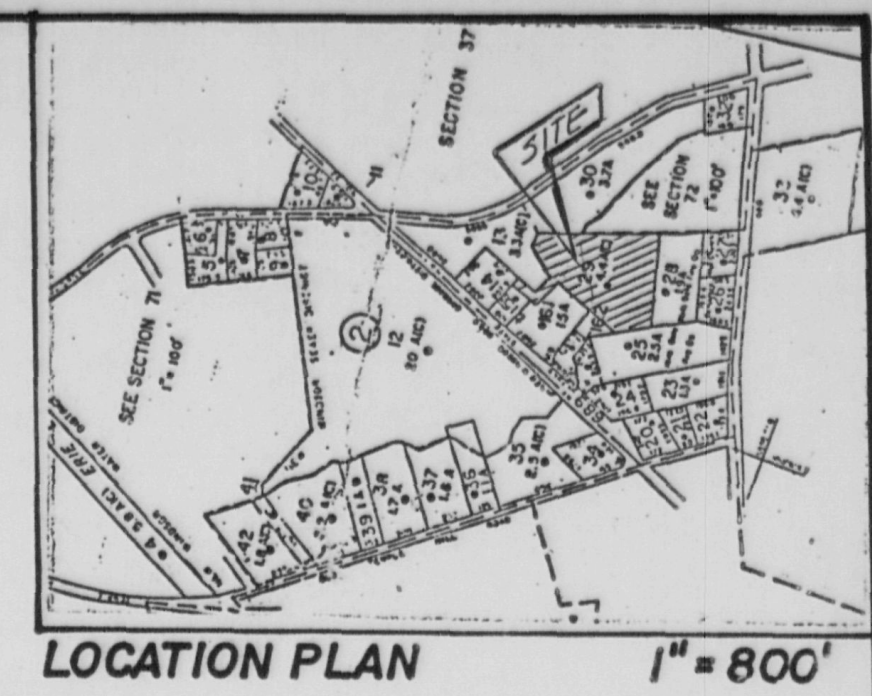
Very truly yours,


FRANK TERSILLO



LEGEND

—#—	PROPERTY LINE
- - -	EASEMENT LINE
100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100	SPOT ELEVATION
—	WATER COURSE
—	WALL MOUNTED LIGHT
—	FINISHED FLOOR



Site Plan
 APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON 2/13/85
 BY *Henry F. Scheibel*

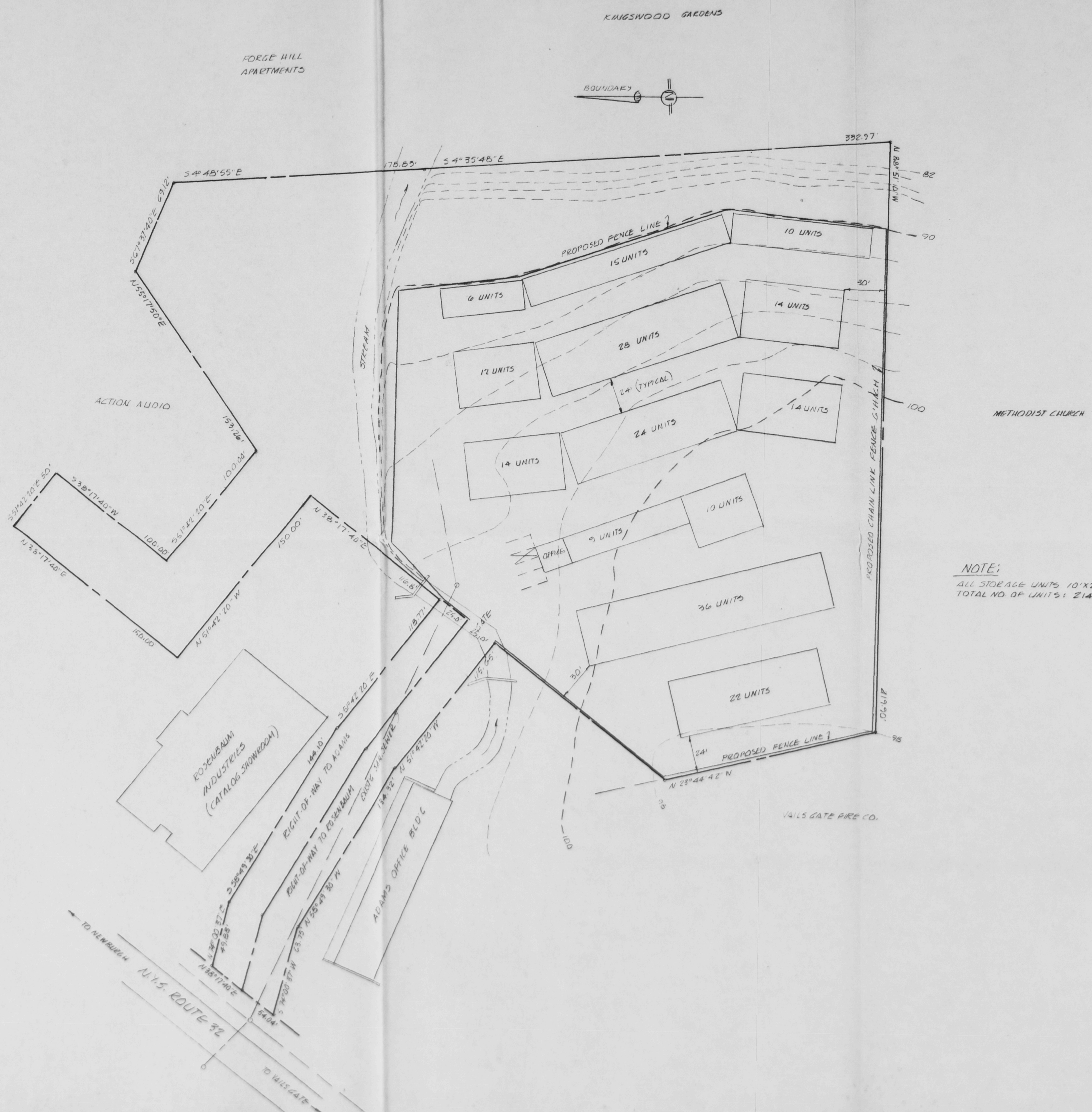
HENRY F. SCHEIBEL
 SECRETARY



ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR "MINI - WAREHOUSE" SITE	
REVISIONS: DATE DESCRIPTION 1/24/85 REVIS'D ADJUSTED, ZONE DATA 2/13/85 REVIS'D TO PRELIMINARY 1/28/85 REVIS'D TO FINAL 3/28/85 ADDED 'SEWER LINE' REV. UNIT LAYOUT	TOWN OF NEW WINDSOR Drawn: <i>W. H. H.</i> Checked: Scale: 1" = 40' Date: 8 OCT 1984 Job No: 84-234	ORANGE COUNTY NEW YORK	SITE PLAN



LOCATION PLAN 1" = 800'



NOTE:
ALL STORAGE UNITS 10'X20'
TOTAL NO. OF UNITS: 214

- NOTES
1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lot 29.
 2. Applicant: Carol Sue Tersillo
70 Oak Street
Walden, N.Y. 12586
 3. Property Owner: Harold J. Adams
Vails Gate, N.Y. 12584
 4. Property Area: 4 ± Acres
 5. Property Zoning: R-5
 6. Proposed Use: "Mini Warehousing" of personal belongings for rental.
 7. Boundary & Topographic data shown is from maps prepared by others; subject to accurate field survey by the preparer of this plan.

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 2-13-85
BY Henry F. Scheible

HENRY F. SCHEIBLE
SECRETARY



ELIAS D. GREVAS, L.S. LAND SURVEYOR 23 GUASSANCE AVENUE NEW WINDSOR, NEW YORK 12580		PLAN FOR: "MINI-WAREHOUSE" SITE	
TOWN OF NEW WINDSOR		ORANGE COUNTY NEW YORK	
Drawn:		Checked:	
Scale: 1" = 40'		Date: 8 Oct 1984	
Job No: 84-234		SKETCH SITE PLAN	